



COUNTY OF PLACER PLANNING COMMISSION

**AGENDA
DATE
JUNE 12, 2014**

OFFICE OF Planning Services Division

3091 County Center Drive Suite 140
AUBURN, CALIFORNIA 95603
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Meeting will be held in the Planning Commission Chambers, 3091 County Center Drive, Dewitt Center, located at the corner of Bell Road and Richardson Drive, Auburn CA 95603

Materials related to an item on this Agenda that are submitted to the Planning Commission Clerk after distribution of the agenda packet, are available for public inspection in the Planning Services Division located at 3091 County Center Drive, Auburn CA 95603, during normal business hours.

Placer County is committed to ensuring that persons with disabilities are provided the resources to participate fully in its public meetings. If you are hearing impaired, we have listening devices available. If you require additional disability-related modifications or accommodation, including auxiliary aids or services, please contact the Planning Services Division at (530) 745-3000. If requested, the agenda shall be provided in appropriate alternative formats to persons with disabilities. All requests must be in writing and must be received by the Clerk five business days prior to the scheduled meeting for which you are requesting accommodation. Requests received after such time will be accommodated only if time permits.

NOTE: APPLICANT OR AN AUTHORIZED REPRESENTATIVE SHOULD BE PRESENT IN ORDER TO PRESENT INFORMATION AND/OR TESTIMONY RELATIVE TO THE APPLICATION (S). THE PLANNING COMMISSION MAY TAKE WHATEVER ACTION THEY DEEM APPROPRIATE, WHETHER OR NOT THE APPLICANT OR AN AUTHORIZED REPRESENTATIVE IS PRESENT.)

10:00 am FLAG SALUTE

ROLL CALL: Larry Sevison (Chairman) At-Large East of Sierra Crest; Ken Denio (Vice Chairman) District 2; Richard Roccucci (Secretary), District 1; Richard Johnson, District 3; Jeffrey Moss, District 4; and Wayne Nader, At-Large West of Sierra Crest Miner "Mickey" Gray (Chairman), District 5

REPORT FROM THE PLANNING DIRECTOR - Planning Director to discuss future agenda scheduling; Board of Supervisors action on items heard by the Planning Commission; any correspondence received; and budget, staffing or operational issues.

PUBLIC COMMENT - Following the consideration of any correspondence and/or reports, the public will be offered the opportunity to discuss with the Planning Commission, matters not included on the current agenda. The length of time devoted to this public comment period shall be as determined appropriate by the Commission Chair.

1) 10:05 AM

SHERIDAN COMMUNITY PLAN UPDATE

GENERAL PLAN AMENDMENT TO ADOPT THE SHERIDAN COMMUNITY PLAN AND LAND USE DIAGRAM AND AMEND THE PLACER COUNTY GENERAL PLAN LAND USE DIAGRAM (PGPA T20130025); ZONING CONSISTENCY ORDINANCE TO IMPLEMENT THE SHERIDAN COMMUNITY PLAN; AND ZONING TEXT AMENDMENT TO ADD THE DEFINITION OF LIVE/WORK UNIT AND ADD NEW SECTION 17.52.135 TOWN CENTER COMMERCIAL COMBINING DISTRICT TO THE PLACER COUNTY CODE CHAPTER 17 (PZTA T20130304)

NEGATIVE DECLARATION (SCH #2013122066)

SUPERVISORIAL DISTRICT 2 (WEYGANDT)

Consider a recommendation to the Board of Supervisors regarding a general plan amendment to adopt the Sheridan Community Plan ("CP"). The CP, if adopted, would replace the 1976 Sheridan General Plan. The Planning Commission will also consider recommendations to the Board on amendments to the land use diagrams of the Placer County General Plan and Sheridan Community Plan, adoption of a Zoning Consistency Ordinance to implement the Sheridan Community Plan and Zoning Text Amendments to amend Chapter 17, Article 17.04, Section 17.04.030 to add a definition of "live/work unit" and to add section 17.52.136 for "Town Center Commercial (-TC) Combining District." The Planning Commission will also consider the Negative Declaration (SCH #2013122066) prepared for the above requests in compliance with the California Environmental Quality Act (CEQA).

The existing Sheridan General Plan boundaries are generally Alder Lane to the north, the Highway 65 Bypass on the west, Andressen Road to the east, and an unnamed tributary to Yankee Slough to the south. The updated CP area boundaries are proposed to be the Bear River/Yuba County to the north, Sutter County to the west, Waltz Road to the south, and generally Karchner Road to the east.

To review the draft Sheridan Community Plan, proposed land use changes, and Negative Declaration please visit the project web page located at: www.placer.ca.gov/sheridan

Planning: Christopher Schmidt (530) 745-3076